

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2018 AGENDA**

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| <p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Rainwood Village Short-Form PD-R, located at 12115 Rainwood Road. (Z-9286)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p> | <p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p> |
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| SYNOPSIS | The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of the site with an attached single-family subdivision. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent. |
| BACKGROUND | The property contains 2.42 acres and is located on Rainwood Road between Napa Valley Drive and Green Mountain Drive. The property is currently zoned R-2, Single-Family District. The applicant is requesting a rezoning of the property to PD-R, Planned Development - Residential, to allow for the development of a gated community with seventeen (17) attached single-family units. The project will have an entrance gate on the western drive off of Rainwood Road with keypad and mail kiosk. The private drive will be set up for one (1)-way traffic with the eastern driveway serving as an exit only drive. The private drive is proposed twenty-four (24) feet in width. A fire hydrant will be installed along Rainwood Road just north of the entry gate. |

**BACKGROUND
CONTINUED**

Rainwood Road will be widened to a residential standard street width to match the current widening to the west. There is an existing sidewalk along the north side of Rainwood Road from Napa Valley Drive to Green Mountain Drive. No sidewalks exist along the south side of Rainwood Road.

Existing sewer and water facilities are adjacent to the property. Stormwater detention will be provided along the southern portion of the property as the site falls from north to south. A retaining wall may be required along the south property line and portions of the east and west property lines.

The Planning Commission reviewed the proposed PD-R request at its January 11, 2018, meeting and there was one registered objector present. All property owners located within 200 feet of the site along with the Rainwood Cove Neighborhood Association and the Pleasant Tree Recreation Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.